



CITY OF SUNNYVALE ADMINISTRATIVE HEARING

MINUTES

Wednesday, January 26, 2005

2004-0980 – Good Guys [Applicant] **Murtha J Martin Trustee & Et Al** [Owner]: Application for a Use Permit on a 2.2-acre site to allow the modification to an existing building for an auto installation access/door facing El Camino Real including the modification to a parking lot layout. The property is located at **1247 West El Camino Real** in a C-2 (Highway Business) Zoning District. (APN: 161-22-007) AM

In attendance: Bob Bacon, Applicant; Gerri Caruso, Administrative Hearing Officer; Andrew Miner, Project Planner; and, Joey Mariano, Staff Office Assistant..

Ms. Gerri Caruso, Administrative Hearing Officer, on behalf of the Director of Community Development, explained the format that would be observed during the public hearing.

Ms. Caruso announced the subject application.

Andrew Miner, Project Planner, presented the staff report. He summarized the subject application and recommended approval of the Use Permit subject to the Conditions of Approval recommended by staff. In addition, he added another Condition of Approval to have the cardboard on the existing windows removed and have them tinted to match the other existing windows.

Ms. Caruso opened the public hearing.

Bob Bacon, Applicant, noted that one of the reasons why they chose the door location is due to the concrete wall. He noted a security problem might occur if the door would be moved to the west side of the building. He noted that he would like to keep the storage room separate with the auto installation room. He noted that he would propose a better landscaping to help screen the service door. He noted that he would like to keep it at 10-feet. He also noted that he would have the windows tinted as recommended by staff.

Ms. Caruso asked if the Condition to keep the service doors closed would be able employees to safely work on the vehicles being serviced. Mr. Bacon said yes, it would allow them to work and he said that if customers need to make an appointment to have an installation done, then they would do so.

Ms. Caruso asked Mr. Bacon why the doors could not be moved. Mr. Bacon stated that nothing is impossible but explained that the location would not work well due to the location of the existing storage room. He noted that they wanted to keep the storage room and service garage separate because of security concerns. He also noted that a concrete wall would have to be installed and be more costly. He noted that nothing is impossible and that he could address all concerns.

Ms. Caruso asked Mr. Bacon if they could replace the banged up metal wall outside the building. Mr. Bacon said they would fix the metal door.

Ms. Caruso closed the public hearing.

Ms. Caruso approved the Use Permit with the Findings provided by staff and with the Conditions of Approval recommended by staff with an additional condition to state that the glass metal doors facing El Camino Real (south elevation) to be replaced with tint and possible window signage, also to replace the southwest corner gate.

Ms. Caruso stated that the decision is final unless appealed during the 15-day appeal period.

The meeting was adjourned at 2:32 p.m.

Minutes approved by:

Gerri Caruso, Principal Planner